

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		RIDGE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	HANLEY JOAN M & JOHN J JR/TRS		
Owner 2:	52 RIDGE STREET REALTY TRUST		
Owner 3:			
Street 1:	384 PLACE LN		
Street 2:			
Twn/City:	WOBBURN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01801	Type:	

## PREVIOUS OWNER

Owner 1:	HANLEY JOAN M -		
Owner 2:	-		
Street 1:	52 RIDGE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1269 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	12									444,149						444,100	

Total AC/HA:	0.16414	Total SF/SM:	7150	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	444,149	Spl Credit		Total:	444,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

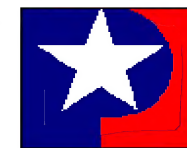
Total Card / 050 000

**Total Parcel**

**656,300**

**656,300**

**656,300**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	55291
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
0	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	189	PATRIOT
4/3/2000	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7150.000	211,600	600	444,100	656,300		55291
							GIS Ref
							GIS Ref
Total Card	0.164	211,600	600	444,100	656,300	Entered Lot Size	GIS Ref
Total Parcel	0.164	211,600	600	444,100	656,300	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		517.18	/Parcel: 517.18		Land Unit Type:	12/20/12

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,600	600	7,150.	444,100	656,300		Year end	12/23/2021
2021	101	FV	204,700	600	7,150.	444,100	649,400		Year End Roll	12/10/2020
2020	101	FV	204,700	600	7,150.	444,200	649,500	649,500	Year End Roll	12/18/2019
2019	101	FV	182,700	600	7,150.	412,400	595,700	595,700	Year End Roll	1/3/2019
2018	101	FV	182,700	600	7,150.	412,400	595,700	595,700	Year End Roll	12/20/2017
2017	101	FV	182,700	600	7,150.	361,700	545,000	545,000	Year End Roll	1/3/2017
2016	101	FV	182,700	600	7,150.	329,900	513,200	513,200	Year End	1/4/2016
2015	101	FV	171,600	600	7,150.	291,900	464,100	464,100	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

